February 28, 2007 Planning Commission Briefing Session

Comprehensive Plan Amendments:

2007 M-01: Park Avenue

Request involves a property on Park Avenue North in the 300-block currently designated Medium Density Residential in the Comprehensive Plan

The owner of the property would like to convert the twobedroom residence to a small professional office.

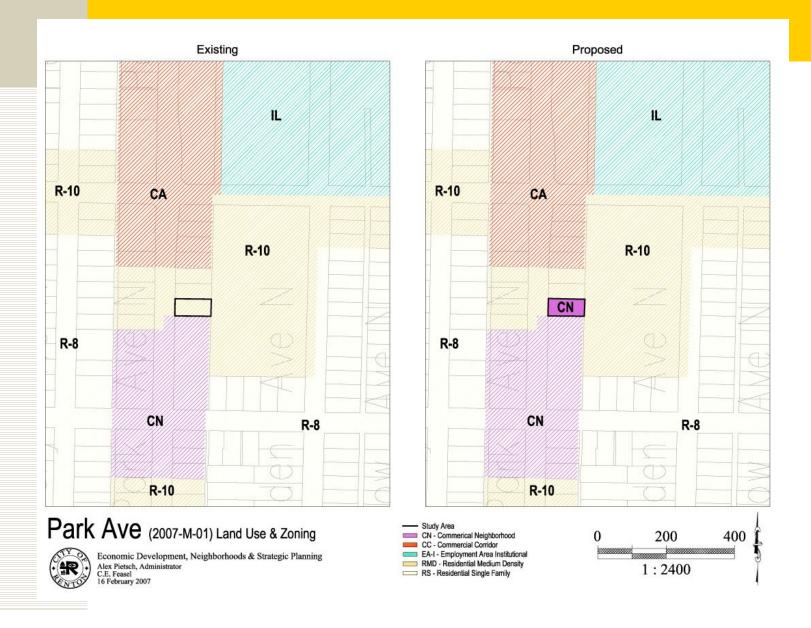
- This use could be accommodated with the Comprehensive Plan designation of either:
 - Commercial Corridor
 - or Commercial Neighborhood

- City staff is also considering:
 - Amendment for all parcels in this block designated residential to Commercial Commercial designation
 - Amendment for all parcels on the Park Avenue corridor south of the Urban Center – North area designated residential to Commercial Commercial designation

Issue Summary:

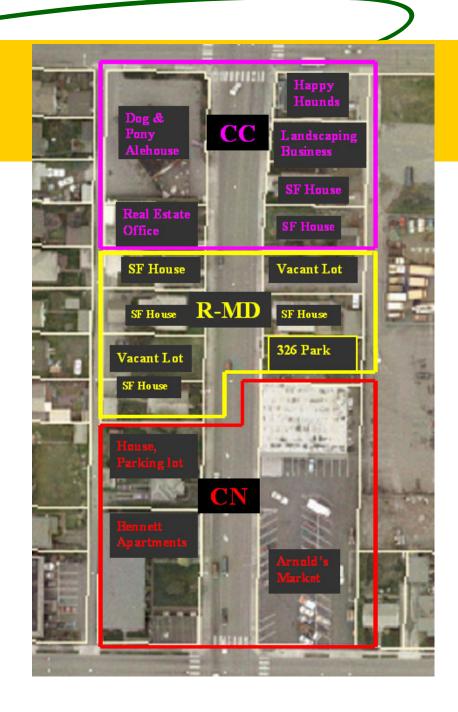
- What is the City's vision for future use on Park Avenue North? Should it be commercial, residential, or mixed-use?
- Should the Commercial Corridor or Commercial Neighborhood designation be expanded to the other residentially designated parcels in this block of Park Avenue?

- Issue Summary (cont.):
 - If a commercial vision is desired, should this section of Park Avenue be designated Commercial Arterial?
 - Should the Commercial Corridor or Commercial Neighborhood designation be expanded to all residentially designated parcels on Park Avenue?



Analysis:

- The subject property is a 5,000 square foot parcel with a single story, 880 square foot, two bedroom home built in 1941.
- The land use in proximity to the subject property is varied.
- Within the same block there are multiple commercial uses (including a small grocery store and a tavern), homes that have been converted to office use, an apartment building, and single-family dwellings. The Satori school is located to the rear of the property.



- Historically was part of a residential neighborhood.
- Over time much of the land use along this street has evolved into commercial uses, including many homes that have been converted to commercial uses.
- South downtown core of Renton has recently begun to regain its vitality with more dense residential developments and the transit center.
- North evolving from an area that was largely used by the Boeing Company for airplane production to a center of retail and residential development, including the Landing.

- In the Comprehensive Plan Transportation element the Renton Arterial Plan (2002 to 2022)
 - shows the entire length of Park Avenue as a Principal Arterial.
- Plan includes arterial widening from North 6th to Logan Avenue North.
- Park Avenue is also planned to serve as a roadway for local transit routes

- The blocks of Park Avenue to the north of the 300-block are currently designated Commercial Corridor.
 - The 400 block is entirely zoned Commercial Arterial
 - The 500 block is zone Commercial Arterial and Urban Center North
 - The 600 block is entirely zoned Urban Center North
- These designations allow office uses, retail uses, hotels, and other higher street volume land uses.

- Blocks to the south of 300-block currently designated for both residential and higher intensity land uses.
 - The 200-block is designated both Commercial Neighborhood and Residential Medium Density.
 - The entire 100 block is designated Commercial Corridor.
- Commercial Neighborhood zone allows small-scale office uses as an Administrative Conditional Use and small scale limited retail uses.
- Residential 10 zone allows no office uses and retail limited to horticultural nurseries with a Hearing Examiner Conditional Use permit.

326 Park Avenue North (subject property):

- East side of Park Avenue North
 - approximately 5,000 square feet in size.
- The property has an existing single-family residence built in 1941, 880 square feet.
- Development potential is somewhat limited due to its size and parking requirements for office or commercial use.

- Residential Medium Density
 - Intended to be primarily residential
 - Commercial, Office, and Retail uses are very limited
 - Implemented by R-10 and R-14 zones
- Commercial Neighborhood
 - Businesses that serve the needs of people living in the area, small scale with limited volume
 - Examples are pet services, professional services, barber shop

- Commercial Neighborhood (cont.)
 - Examples of businesses not allowed are vehicle repair, fitness centers, dry cleaners
 - Residential is allowed when on the upper levels of businesses with a density of four units per structure.
 - Implemented with Commercial Neighborhood zone.

- Commercial Corridor
 - Intended to evolve strip development to more coordinated level of planning – access, amenities, etc
 - High volumes of pass through traffic
 - Implemented with Commercial Arterial or Commercial Office zoning
 - Residential uses are allowed in mixed-use projects at a density of 20 du/acre

- Commercial Corridor
 - Commercial Arterial zone
 - Residential uses are allowed in mixed-use projects at a density of 20 du/acre
 - Businesses expected to generate traffic on site parking required
 - Commercial Office zone
 - Large scale office uses
 - No residential

- Urban Center North
 - Intended to redevelop industrial land for new office, residential, and commercial uses at a sufficient scale.
 - Large scale master planned development
 - Example: The Landing
 - Policies for residential around Urban Center North
 - Residential use in the mix
 - Provide transition in the intensity of land use
 - Create boulevard standards for arterials

- Request involves four parcels, two on Rainier
 Avenue North and two on Hardie Avenue, that are
 currently designated by the Comprehensive Plan as
 Residential Medium Density and Commercial
 Corridor.
- All parcels are located in the 100-block of their respective streets.
- The owner of the property would like to develop a mixed-use condominium project.

- This use could be accommodated with the Comprehensive Plan designation of Commercial Corridor
 - With a rezone to Commercial Arterial on Hardie.
- Also requires an expansion of the Rainier Business District overlay
- Also requires a zoning code text change to include the Rainier Business District with the other business districts that allow 60 du/acre

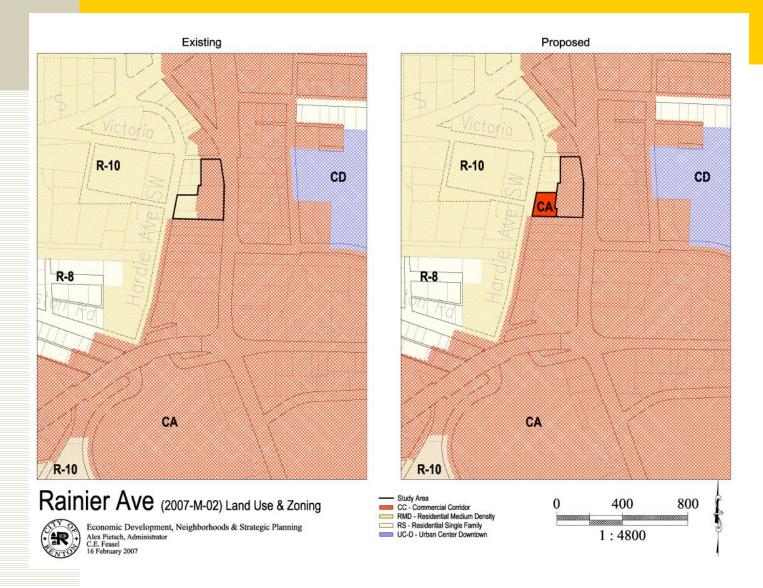
- City staff is also considering:
 - Expanding the Rainier Business District Overlay, possible north to the City limits and/or south to Grady Way
 - Amendment and rezone for all parcels fronting Rainier Avenue, north of Grady to City limits.

- City staff is also considering:
 - Expanding the Rainier Business
 District Overlay, possible north to the
 City limits and/or south to Grady Way
 - Amendment and rezone for all parcels fronting Rainier Avenue, north of Grady to City limits.

Issue Summary:

- What is the City's vision for Rainier Avenue?
- What is the City's vision for multi-family and/or mixed-use in the Rainier Corridor?
- What is the appropriate density for multi-family projects in the Rainier Corridor?

- Issue Summary (cont.):
 - Should the Comprehensive Plan designation on Hardie Avenue be changed to Commercial Corridor?
 - Should the Rainier Avenue Business District Overlay be extended to the subject properties?
 - Should the Rainier Avenue Business District Overlay be extended further north and/or further south?



🖖 Analysis:

The subject properties total approximately 69,681 square feet, approximately 1.6 acres and have existing uses.

Uses include:

- 1,872 square foot retail store built in 1968,
- 624 square foot storage garage built in 1957(same site)
- 316 square foot espresso stand built in 2004,
- 1,733 square foot single family home built in 1908
- 1,470 square foot single family home built in 1950.

Northern Portion



Southern Portion



Rainier Avenue South:

- High traffic volumes
- Largely linear strip development
- Corridor or gateway to City

Rainier Avenue South (subject parcels):

- South and east of Mr. O'Farrell's properties the current land use is intensive.
 - To the east, Rainier Avenue South is an arterial street that accommodates approximately 44,600 vehicle trips per day.
 - A-1 Clutch-Brake-Transmission
- North across Victoria Street two parcels, one with a singlefamily residence and the Victoria Apartments, a three story building.
- West Renton Villa retirement center a three-story building that occupies the entire western portion of the 100-block of Hardie Avenue.

- Comprehensive Plan and Zoning Alternatives:
 - Residential Medium Density
 - Intended to be primarily residential
 - Commercial, Office, and Retail uses are very limited
 - Implemented by R-10 and R-14 zones

- Commercial Corridor
 - Intended to evolve strip development to more coordinated level of planning – access, amenities, etc
 - High volumes of pass through traffic
 - Implemented with Commercial Arterial or Commercial Office zoning
 - Residential uses are allowed in mixed-use projects at a density of 20 du/acre

- Commercial Corridor
 - Commercial Arterial zone
 - Residential uses are allowed in mixed-use projects at a density of 20 du/acre
 - Businesses expected to generate traffic on site parking required
 - Commercial Office zone
 - Large scale office uses
 - No residential

- Rainier Avenue Business District Overlay
 - Underlying implementing zone is Commercial Arterial
 - Maximum density of 20 du/acre
 - Except in Sunset, NE Fourth, and Puget Business
 Districts
 - In these districts 60 du/acre is allowed

Issues for Discussion

- What is the City's vision for the Park Avenue?
- What is the City's vision for Rainier Avenue?